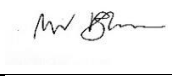
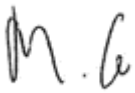
BAT METHOD STATEMENT

December 2022

Tatton Arms,
Boat Lane,
Northenden,
Manchester
M22 4HR

URBAN GREEN

QUALITY MANAGEMENT

Project No.:	UG265				
Project:	Tatton Arms				
Location:	Boat Lane, Northenden, Manchester, M22 4HR				
Title:	Bat Method Statement				
Document Type:	BMS	**Issue No.:**	01		
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NON-TECHNICAL EXECUTIVE SUMMARY

Urbanize Homes have been granted planning approval to develop land at Tatton Arms (hereafter referred to as 'the site'). The proposals include the conversion of the former Tatton Arms public house to create 7 new residential apartments and development of a further 21 new apartments to the rear following partial demolition of existing extensions together with associated access, parking, and landscaping.

Urban Green have been appointed to complete a Bat Method Statement (BMS) to discharge Condition 12 of the associated planning application. Condition 12 states:

"No building works or demolition or extension of the Tatton Arms shall occur until a reasonable avoidance method statement for bats is provided to and agreed in writing by the Local Planning Authority."

Further surveys have been recommended to be completed on the building on site in 2023, due to the building being assessed as providing **Moderate** bat roosting potential.

Further mitigation measures and working methods have been detailed dependent on the outcome of the recommended bat surveys.

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1 Introduction

1.1 Background to the Scheme

Urbanize Homes have been granted planning approval (Reference: 125635/FO/2019) to develop land at Tatton Arms (hereafter referred to as 'the site'). The proposals include the conversion of the former Tatton Arms public house to create 7 new residential apartments and development of a further 21 new apartments to the rear following partial demolition of existing extensions together with associated access, parking, and landscaping.

Urban Green have been appointed to provide a Bat Method Statement (BMS).

The author of the report is Jake Healy, MSc, Qualifying CIEEM, Ecologist. Jake has experience providing ecological consulting services for a range of development schemes across the UK, including residential, industrial, and commercial schemes.

1.2 Site Context

The site is located at National Grid Reference SJ 83262 90205 and comprises a total area of approximately 0.5ha (see Figure 1).



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Figure 1 – Site Extent

The site is located in Northenden, Wythenshawe in south Manchester approximately 7.5km from the City Centre. Residential properties are present immediately south and west of the site with the River Mersey immediately adjacent the northern boundary of the site. A residential caravan park is also present immediately adjacent the eastern site boundary. More residential areas are present within the wider area particularly to the south and west of the site and areas of open green space associated with various golf clubs to the north of the site opposite the River Mersey. The M56 and M60 are present approximately 900m west and 150m east, respectively.

1.3 Purpose of this Report

Urban Green have been appointed to complete a Bat Method Statement to discharge Condition 12 of the associated planning application (125635/FO/2019). Condition 12 states:

"No building works or demolition or extension of the Tatton Arms shall occur until a reasonable avoidance method statement for bats is provided to and agreed in writing by the Local Planning Authority."

This report has been produced to set out the requirements for further survey and subsequent mitigation, aimed predominantly at bats. The further surveys include determining presence and/or absence of roosting bats with the building. The surveys are seasonally constrained and are anticipated to be completed in 2023, during the appropriate season and following the relevant guidance.

Further information and details of UK legislation for those species which are formally protected is defined in Appendix 1, which are considered throughout the BMS.

2 Previous Ecological Surveys

2.1 Preliminary Ecological Appraisal (Urban Green, 2019)

A Preliminary Ecological Appraisal was conducted on site by Urban Green in 2019. A field survey was conducted on the 4th of September 2019 by Ecologist Rosie McEwing and in accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys the details in this report remained valid for a period of 18 months until the 4th of February 2021.

The main habitats on site included a single building, hardstanding, modified neutral grassland, dense scrub, and an area of broadleaved woodland.

The site was assessed as providing suitability to support a range of protected species including:

- Badger – It was noted that the site provides suitable foraging habitat that may be utilised throughout the year.
- Commuting and foraging bats – The site was assessed as providing suitable commuting and foraging value to bats particularly the trees and woodland on site.
- Roosting bats – Sixteen trees were assessed as providing suitable bat roosting potential (two as Moderate and fourteen as low) and the building on site was not subject to survey at the time, but it was highlighted that some potential for roosting bats was present.
- Nesting Birds – The woodland, scrub, and building habitats on site were assessed as providing suitable nesting habitats for nesting birds.
- Otters – The site lies adjacent to the River Mersey which provides suitable habitat to otter and may provide suitable commuting, foraging, and sheltering habitat.

2.2 Bat Surveys (ADK Environmental Management LTD, 2019)

ADK Environmental Management LTD undertook a Preliminary Ecological Appraisal (building check) and emergence/re-entry bat surveys on the Tatton Arms in 2019.

The building check was completed on the 14th of August 2019 in suitable weather conditions (overcast, fine and dry 13˚C). An external examination confirmed the significant deterioration of all woodwork, brickwork, guttering, soffits, bargeboards and roofing tiles which were deemed to provide suitable access points or roosting features. An internal inspection was not undertaken due to safety concerns regarding the building.

The building was considered to provide "moderate to high" roosting potential and further surveys were recommended.

In accordance with guidance detailed in *Collins, J. (2016)* three separate surveys were undertaken however these surveys were undertaken a week apart rather than the recommended two weeks. Two experienced surveyors patrolled the front elevation and two ends of the premises and noted any instances of echolocation activity.

Activity was recorded on each survey relating to common pipistrelle by each surveyor. However, it was stated that it was impossible to determine whether or no bas were leaving or entering the premises and concluded that the surveys were inconclusive.

It was recommended that a precautionary approach was undertaken, and any works be completed outside of the summer period (October to April, inclusive) and that potential bat roosting habitat such as raised roofing tiles, raised ridge tiles, missing mortar, and gaps between the edge tiles and barge boards be removed in a controlled manner by hand/hand tools.

3 Summary of Baseline Ecological Conditions

3.1 Desk Study

3.1.1 Site Location

The site is located in Northenden, Wythenshawe in south Manchester approximately 7.5km from the City Centre. Residential properties are present immediately south and west of the site with the River Mersey immediately adjacent the northern boundary of the site. A residential caravan park is also present immediately adjacent the eastern site boundary. More residential areas are present within the wider area particularly to the south and west of the site and areas of open green space associated with various golf clubs to the north of the site are present opposite the River Mersey. The M56 and M60 are present approximately 900m west and 150m east, respectively.

It is anticipated these habitats will provide suitable foraging, resting and commuting resources within the local area for a variety of wildlife, such as birds, bats, amphibians, and other terrestrial mammals.

3.1.2 Designated Sites

Two statutory and three non-statutory designated sites (Sites of Biological Interest – SBI) are located within 1km of the site and are detailed within Table 1.

Table 1 – Designated Sites within the Search Areas

Designated Site	Approx. Distance from Site	Details
Statutory designated sites		
Stenner Woods and Millgate Field LNR	660m south-east	36ha of wet woodland dominated by crack willow trees, much of the ground being submerged in water throughout most of the year. Beetle larvae and other invertebrates soon inhabit the trees; which turns them into larders or food for birds such as great spotted woodpeckers and tree creepers.
Wythenshawe Park LNR	1km west	35ha of a variety of woodland habitats in and around the park, three of which are sites of biological importance. Also, wildflower meadows and formal beddings.
Non-statutory designated sites		
Rosehill Woods SBI	650m south-east	A woodland area associated with Rosehill House
Wrengate Wood SBI	820m north-east	A woodland area north of Didsbury Golf Club
Loonts Lake SBI	860m south-east	A fishery lake with an abundant population of carp.

3.1.3 Biological Records

The data search undertaken in 2019 in the associated PEA returned two records of bat roosts within 1km of the site boundary, comprising of an unidentified pipistrelle species (*Pipistrellus* sp.) and a further un-identified bat species. Both of these records are from 2011 and are located within Ashfield Lodge, located approximately 850m to the north-east of the site. Both records comprise of adult, mixed roosts found under the tile cladding of the property.

Thirty other records of bats exist within 1km of the site boundary. These records comprise foraging and commuting passes, individuals found dead and released bats. Species include common and soprano pipistrelle, noctule bats and un-identified bat species. The closest to site comprised a record of a common pipistrelle pass, approximately 70m to the south-east of the site, recorded within Ford Lane in 2014.

3.1.4 Granted EPSLs within 5km

A MAGIC Map search (December 2022) detailed the presence of 19 granted European Protected Species Licences (EPSLs) within 5km of the site. More information regarding the individual licences can be found in Table 2.

Table 2. Granted EPSLs within 5km of the site.

Reference	Distance	Species	Details
EPSM2010-2098	830m north-east	Common pipistrelle	Allowed for the destruction of a resting place between 2010 and 2012.
EPSF2011-2990	1.55km north-east	Common pipistrelle and soprano pipistrelle	Allowed for the impact and destruction of a breeding a site and the destruction of a resting place between 2011 and 2013.
2020-50519-EPS-MIT	1.6km east	Common pipistrelle and brown long-eared	Allowed for the impact and destruction on a breeding site and the destruction of a resting site between 2021 and 2031.
2015-18385-EPS-BDX	1.6km north-east	Soprano pipistrelle	Allowed for the impact, damage, and destruction of a breeding site, and the destruction of a resting place in 2016.
EPSM2010-2649	1.8km north-east	Common pipistrelle and soprano pipistrelle	Allowed for the destruction of a resting place in 2011 and 2014.
2015-13055-EPS-MIT	2.2km north	Common pipistrelle	Allowed for the destruction of a resting place between 2015 and 2020.
2015-13055-EPS-MIT-1	2.2km north	Common pipistrelle	Allowed for the destruction of a resting place between 2015 and 2020.
2018-38076-EPS-MIT	2.7km north-east	Common pipistrelle	Allowed for the destruction of a resting place between 2018 and 2019.
2019-39813-EPS-MIT	2.7km south-east	Daubenton's bat	Allowed for the destruction of a resting place between 2019 and 2024.
2019-39813-EPS-MIT-1	2.7km south-east	Daubenton's bat	Allowed for the destruction of a resting place between 2019 and 2024.
2017-30722-EPS-MIT	270m north	Common pipistrelle and soprano pipistrelle	Allowed for the destruction of a resting place between 2017 and 2022.
2016-25864-EPS-BDX	3.3km south-east	Common pipistrelle and soprano pipistrelle	Allowed for the impact, damage, and destruction of a breeding site, and the destruction of a resting place in 2016.
EPSM2011-2983	3.6km west	Common pipistrelle	Allowed for the destruction of a resting place between 2011 and 2013.
2015-15443-EPS-MIT-1	3.9km north-west	Brown long-eared	Allowed for the destruction of a resting place between 2015 and 2020

Reference	Distance	Species	Details
2015-15443-EPS-MIT	3.9km north-west	Brown long-eared	Allowed for the destruction of a resting place between 2015 and 2016.
2015-9463-EPS-MIT	4.7km south	Common pipistrelle, soprano pipistrelle, and whiskered bat	Allowed for the destruction of a resting place between 2015 and 2020.
2015-9463-EPS-MIT-1	4.7km south	Common pipistrelle, soprano pipistrelle, natterers bat, and whiskered bat	Allowed for the destruction of a resting place between 2015 and 2020.
2015-9463-EPS-MIT-2	4.7km south	Common pipistrelle, soprano pipistrelle, natterers bat, whiskered bat, and noctule	Allowed for the destruction of a resting place between 2015 and 2020.
2018-35287-EPS-MIT	5km north	Common pipistrelle and soprano pipistrelle	Allowed for the damage and destruction of a resting place between 2018 and 2019.

3.2 Field Survey

An updated field survey was undertaken on the 16th of December 2022 by Ecologist Jake Healy at Urban Green. The weather conditions at the time of survey were cold (-4˚C), dry and clear (2/8 oktas) and little wind (1 on the beaufort scale). The field survey comprised an in-depth Preliminary Roost Assessment (PRA) of the building located on site, both internally and externally.

3.2.1 Update Roost Assessment

Building

The building on site is a former Victorian pub (Tatton Arms) which is currently vacant and in a state of disrepair.

Exterior

The building was a two-storey structure constructed of brick with a slate roof, gable ends, and various dormers. Timber framing formed the edges of the roof including projecting eaves and perforated verge boards. Single-storey extensions to the original building have been added in the years following the initial construction.





Photograph 1 – Northern aspect



Photograph 2 – Western aspect



Photograph 3 – Eastern aspect

Photograph 4 – Southern aspect

The building was in a poor condition with many slipped or missing tiles within the roof that provide access into the building and could form suitable potential roosting features (PRFs).





Photograph 5 – Missing and slipped roof tiles

Photograph 6 - Missing and slipped roof tiles

Many of the windows were boarded and the timber framing was rotting away around the casings. Some of these boards were damaged and provided access points to potential cavities between the boards and windows that may be a suitable PRF. Although many of these boards were well sealed.





Photograph 7 – Damaged security boards and window casings

Photograph 8 – Damaged security boards and window casings

The Victorian timber frame cladding surrounding the upper storey of the building was weathered and had collapsed in some areas. The majority of these defects revealed that the framing was well sealed and offered little roosting potential between the framing and brickwork, however, some areas had bowed away from the brickwork creating potential roosting features that could be utilised by a low number of bats.



Photograph 9 – Weathered timber framing



Photograph 10 – Weathered timber framing

The brickwork was predominantly in good condition and was well sealed, however small areas had become damaged, though these defects did not appear to lead into cavities which could be used as potential roosting features.



Photograph 11 – Damaged brickwork

Various chimneys were on the roof of the building and appeared to be in good condition with no damage or defects to the brickwork or lead flashing.

Interior

The interior of the building comprised three floors including a basement and an additional loft void. These spaces were large, open areas and were exposed to the external environment via broken windows and missing roof tiles.

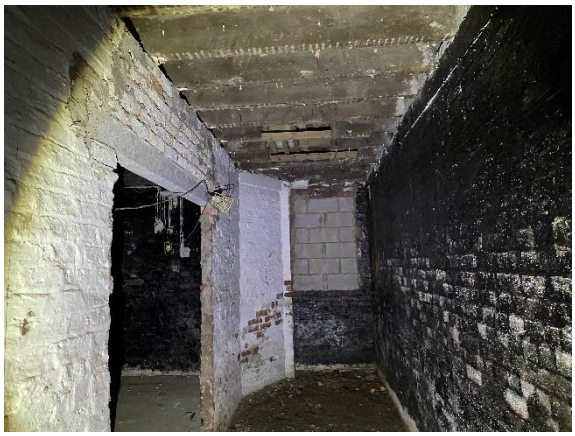
All of the interior walls were constructed of exposed brick that looked to have been previously plastered. Steel support beams and columns were also present within the building.

The basement comprised a dark, cold space with a timber ceiling that was exposed to the floorboards above. The walls were well sealed, and no cavities were present within the timber framework or elsewhere in the basement that could provide suitable roosting opportunities. However, the timber

beams themselves can be used by certain species as a roost. Though, the building is expected to experience frequent fluctuations in temperature depending on external conditions which would limit this feature.



Photograph 12 - Basement



Photograph 13 – Basement



Photograph 14 - Basement

The ground floor comprised a large open space with timber ceiling that, again, was exposed to the floorboards above.



Photograph 15 – Ground floor



Photograph 16 – Ground floor

The first floor was much of the same with an open loft void that housed timber rafters. Each room was comprised of brick walls with boarded windows that were damaged in places. The underside of the roof

was not lined with any roofing membrane and so there was no suitable PRFs present for crevice dwelling species under the damaged and missing roof tiles.



Photograph 17 – First floor



Photograph 18 – Underside of roof



Photograph 19 – Underside of roof



Photograph 20 – Open rafters (roof void)

Summary

The roost assessment found that there were many potential roosting features present within the building on site. Externally there were found to be opportunities in the timber framework cladding that had become weathered and damaged which may provide suitable crevices. There were also potential roosting features behind missing and damaged roof tiles, upon further detailed survey inside the building it was found that no roofing membrane was present on the underside of the roof tiles which may provide suitable crevices and as such these were discounted as PRFs.

As such the building was assessed as providing **Moderate** bat roost potential.

Trees

The original survey PEA carried out by Urban Green in 2019 found that sixteen trees contained roosting potential as detailed below:

- T64 and T78 were assessed as providing moderate bat roosting potential.
- T2, T3, T45, T47, T49, T52, T53, T57, T59, T60, T62, T65, T74, and T75 were all assessed as providing low bat roosting potential.
- T13 was found to have a bat box installed with no other roosting features present.

These assessments were deemed to be still valid after the updated survey undertaken onsite.

4 Mitigation Proposals to be Completed Prior and During the Construction Phase

4.1 General Construction Activities

4.1.1 Construction Lighting

The construction lighting may impact species on-site and within the local area, which are sensitive to lighting, including bats and badgers.

Lighting is to follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018). Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

Construction lighting is not be directed towards retained habitats and surrounding habitats including:

- Scattered trees;
- Woodland; and
- Waterbodies adjacent to the site, light spill will be sensitively managed.

4.2 Fauna

4.2.1 Bat Roosts

Building

The building was assessed as providing **Moderate** bat roost potential and as such, updated nocturnal bat surveys are required of the building onsite to fully inform mitigation requirements. These surveys have been recommended due to the length of time that has passed since the previous surveys undertaken onsite were conducted, and the initial uncertainty with regards to the survey results. Additionally, the building has been unoccupied for a significant length of time, allowing bats to have colonised the potential features present. These surveys will follow good practice guidance as laid out within Collins (2016) and are anticipated to be completed during spring/summer of 2023 and will include a minimum of two separate surveys visits including one dusk emergence and a separate dawn re-entry survey.

If evidence of a roost is discovered at the building, then it is likely that three surveys will be required to confirm the location and type of roost present.

The proposed development involves the alteration, partial demolition, and extensions to the building on site, converting the former Tatton Arms public house to create 7 new residential apartments and development of a further 21 new apartments to the rear following partial demolition of existing extensions together with associated access, parking and landscaping

There is potential for this building to support roosting bats, therefore there is a risk that this development will lead to potentially injuring and/or killing bats and the destruction of a bat roost as a result of the proposed works, which is an offence under Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and Schedule 2 of *The Conservation of Habitats and Species Regulations 2017*.

Surveys conducted during 2019 did not identify the presence of a bat roost within the building identified within the site. However, as these surveys were conducted over three years ago, update surveys are required to establish that the status of bats within the site remains unchanged and that the development

of the site will not lead to an offence under The Wildlife and Countryside Act 1981 (as amended) or The Conservation of Habitats and Species Regulations 2017.

Trees

Two trees (T64 and T78) have been classified as having moderate bat roosting potential and both trees are proposed to be retained within the development. However, if plans change and these trees require removal, they should be subject to an aerial inspection survey for roosting structures by a Natural England Class licence (Class 2) surveyor prior to felling to rule out the presence of roosting bats and inspect for any evidence that the features have been recently used by bats. After these surveys the trees may, if appropriate, be re-categorised, or further survey work will be required.

Two trees on site have bat boxes installed (T64 and T13). According to the proposed plans both trees will be retained within the new development. However, if plans change in the future and these trees will have to be removed, it is recommended that the bat boxes are relocated onto suitable trees which are to be retained as part of the new development. The relocation should be carried out by a Natural England Class 2 bat licensed ecologist, who will first check the boxes for the presence of bats. It would ideally be undertaken over the winter (between October and before April) to minimise the chance of any bats being present.

Fourteen trees have 'low' suitability for roosting bats due the presence of ivy. Two of these trees require removal (T3 and T60). Trees with low bat roosting potential should undergo reasonable avoidance measures. This would involve being inspected by a licensed bat worker with an endoscope before felling or utilising a soft felling technique (which involves practises like removing limbs separately and lowering them to the ground and then leaving for 24 hours before clearing).

Licence Application Process

If a bat roost is identified during the 2023 nocturnal surveys, a Natural England European Protected Species Licence (EPSL) will be obtained prior to any work being completed on the building. The licence would be submitted immediately due to the project already having planning permission.

The licence application comprises four separate elements:

- Application form (the Client or their agent is included as the named licensee);
- Detailed mitigation strategy;
- Method statement providing detailed information regarding how works on site will be conducted;
- Timetable of proposed works.

The scale of site level impacts would be defined using guidance set out in Section 6.5 of English Nature guidance (Mitchell-Jones, 2004) and would be determined on the completion of the required 2023 surveys. The application form is to be prepared by a suitably qualified and licenced ecologist and will be submitted in the name of the licensee.

Roost Provision

The development will not result in overall loss of bat roost sites and therefore a replacement roost site would be required for each of the species and their roosts to be affected. The Bat Mitigation Guidelines (Mitchell-Jones, 2004) state that avoiding damage or loss of exiting roosts is the preferred option in all

cases and "wherever possible" replacement roost habitat should be on a "like for like" basis to replicate the existing conditions selected by the bats.

The mitigation detailed is based on previous surveys and the PRA with the likelihood of what roosts the buildings could support and known bat population assemblages within the local area. It is included in broad terms, to be determined and specified based on information from the required surveys.

If non-breeding summer roosts of common and widespread species are identified, multipurpose bat boxes may be required. The number of boxes and specifications would be determined depending on the species present, number of roosts and roost types.

The bat boxes would need to be placed within adjacent mature trees which are not to be lost to the development. They are to be installed at the highest possible points (minimum 4m from ground level) to ensure that they will not be vandalised and that they are not able to be accessed by domestic cats. The boxes cannot be moved on the completion of the conversion works and will stay *in situ* for the foreseeable future (minimum of five years post development). Other potential roosting provisions may be in the form of integrated roosting provisions such as bat bricks.

In the case a brown long-eared bat (*Plecotus auritus*) maternity roost and/or hibernation roost is identified, a designated "bat loft" would be deemed necessary to mitigate the loss of this type of roost. The loft design would follow guidance set out by Natural England for brown long-eared maternity roost, which is as follows: 5m x 4m x 2m.

Roosting features would be installed including hanging felt, crevice features made of timber batten and internal bat boxes. The environmental conditions would need to be considered to avoid significant changes in thermal and lighting conditions within the roof space. Numerous access points specifically designed for use by brown long-eared bats, and other crevice dwelling species, should they also be identified roosting on site.

The access points into the bat loft would be created and incorporated using purpose made products such as lifted ridge and slate tiles, and gaps within the felt. Including access to the soffits and eaves. The number of access points are to be finalised as part of the licence application stage and may alter following consultation with Natural England.

The roof of buildings which are to include integrated roost provisions must be lined with type 1F bituminous felt. Breathable or Modern Roofing Membranes (BRM/MRM) must not be used. Recent research suggests that these are detrimental to bat populations in the long term with entanglement being a major issue along with affects upon microclimates of roof voids (BCT, 2019). Roost provision will follow the diagrams as set out within Appendix 2, following guidance from English Nature (Mitchell-Jones, 2004).

Working Methods

The proposed works would be completed under the supervision of the licenced bat ecologist (Ecological Clerk of Works – ECoW) under the relevant Natural England licencing. Prior to works commencing a minimum of one bat box suitable for the species and roosts identified during the required surveys will be installed on a nearby mature tree. This will provide an interim roost for the duration of the works, until the long-term compensatory features are provided and works have ceased.

This will act as a receptor site for any bats which are found during the supervised destruction of roosts. The box will stay in place for a minimum of five years, following the procedure works and will be protected throughout the remaining construction phase.

The general pre-commencement works to be followed prior to construction is located in Appendix 3.

Work Schedule

The timing of the work would avoid the periods when bats are deemed likely to be present within the roosts, with the aim of minimising the risk of bats being present and therefore potentially harmed. The timings of works are to follow guidance set out in Bat Mitigation Guideline (Mitchell-Jones, 2004). Timings will be confirmed once nocturnal surveys have been completed but will follow the guidelines outlined in Table 2 with regard to the type of roost that is found.

Table 2: Timing for works depending on type of roost discovered

Type of Roost	Permitted times for works to be carried out
Hibernation Roost only	Summer – April - September
Summer Roost only	Winter – November to March
Hibernation and Summer Roost	Late March – April; September - October
No roost identified	No timing constraint present

All bats have some degree of sensitivity to artificial night-time lighting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines and discourage bats from using roost provisions. It is recommended that external lighting is to be provided, prior to occupation to ensure lighting is correctly positioned away from required roosting provisions and minimise impacts of introduced lighting. Consultation with the named ecologist and client would be completed to confirm lighting specifications upon the proposed buildings.

A lighting strategy will be produced to assess the pre and post development changes in lighting and to advise on an appropriately sensitive lighting scheme as part of the development, upon the completion of the required bat surveys.

4.2.2 Nesting Birds

It was noted during the field survey that the building on site was actively used by a high quantity of common pigeon (*Columba livia* domestica) and as such the building has been deemed as providing potential nesting habitat for passerine birds.

As such, any works on the building and and adjacent habitat (scrub/trees/woodland) should be undertaken outside of the breeding bird season (March to September, inclusive). If this is not possible, a suitably experienced ecologist should check the habitat for breeding bird activity no more than 48 hours before clearance. If nesting activity relating to feral pigeon is found, then a general licence can be applied for and issued by Natural England which authorise the destruction of feral nests. If however, nesting activity is found that is unrelated to feral pigeon then nests must be left in situ until the young have fledged.

It should be noted that not undertaking necessary vegetation clearance outside of the bird nesting season and subsequently relying on a nesting bird check during the bird nesting season frequently leads to delays in schedule. It is therefore strongly recommended to undertake vegetation clearance outside of bird nesting season to avoid such delays.

5 Mitigation Proposals to be Completed During the Operational Phase

5.1 Bats

Monitoring of roosting provisions may be deemed necessary, as part of the EPSL, if any roosts identified are of high conservation significance. Monitoring of low significance roosts are not considered necessary under the terms of the EPSL (Mitchell-Jones, 2004) due to the low conservation significance of the roost to be compensated for.

Monitoring would involve nocturnal surveys during spring/summer to determine the presence and status of bats in the new roost provisions and will also include daylight inspections. The results of these monitoring surveys will be passed onto the relevant Local Environmental Records Centre. Planting should be included within the design of the site, that includes the provision of UK native scrub and trees that provide important food resources for invertebrate prey for bats and to increase foraging and commuting habitats within the site.

5.2 Nesting Birds

Replacement nesting provision will be provided within the site in the form of nesting boxes. These are to be provided within the proposed built environment or within suitable existing or to be planted trees. Boxes will be suitable for a range of species of conservation concern such as song thrush and house sparrow which were considered likely to use this site and the local area. The locations and specifications of the boxes should be determined by an ecologist and a detailed bird and bat box plan will be completed by Urban Green once the final layout has been produced.

Bird friendly planting should be included within the design of the site, that includes the provision of UK native scrub and trees that provide berries nectar to increase food sources for local bird species.

6 Conclusion

This report has met the objectives outlined within Section 1.3 by providing a method statement aimed at bats in relation to the proposed works to take place at Tatton Arms, Northenden.

Further bat surveys on the building are required and are to be completed in 2023 before any works commence on site and will provide further information on the presence of roosting bats within the building.

7 References

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IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.

JNCC (2004) The Bat Workers Manual. 3rd edition, JNCC, Peterborough.

JNCC (2010). Handbook for Phase One Habitat Survey – 2010 Edition. England Field Unit, Nature Conservancy Council. Reprinted JNCC.

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Appendix 1 – Relevant Legislation

Bats

All species of bat are listed on Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and Schedule 2 of *The Conservation of Habitats and Species Regulations 2017*, making them *European Protected Species*. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:

- deliberately capture, injure, or kill any such animal;
- deliberately disturb any such animal, including in particular any disturbance which is likely to:
    - impair its ability to survive, breed, or rear or nurture their young;
    - impair its ability to hibernate or migrate.
    - Significantly affect the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection

Breeding Birds

With certain exceptions[1], all wild birds, their nests and eggs are protected by Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Therefore, it is an offence to:

- intentionally kill, injure, or take any wild bird;
- intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built; or
- intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls.

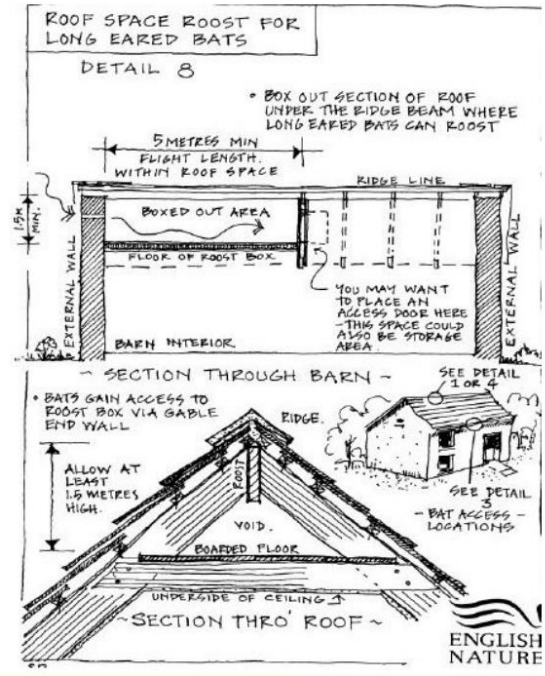
Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- intentionally or recklessly disturb the dependent young of any such bird.

[1] Some species, such as game birds, are exempt in certain circumstances.

Appendix 2 – Bat Roost Provision Diagrams

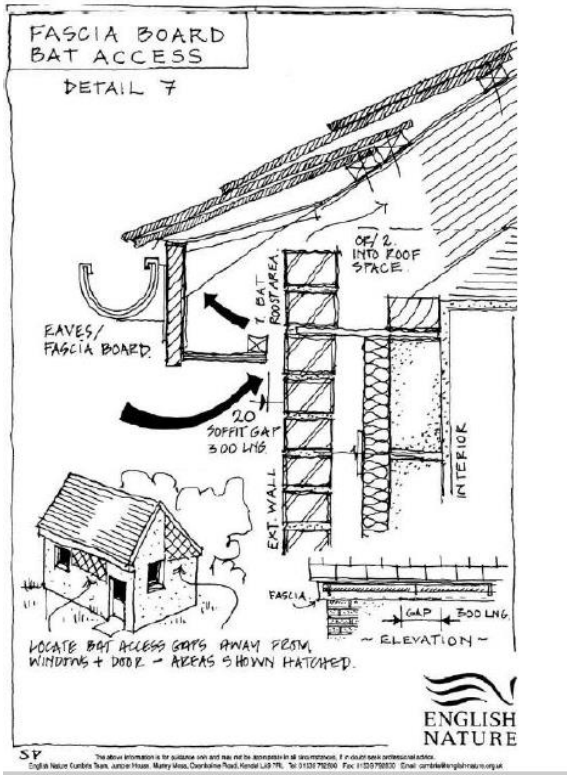
Roof space design for long eared bats



Fascia board bat access:

a) Bat access into the loft void can be successfully hidden behind fascias, soffits and bargeboards, (see diagram to right).

b) A 20mm spacer installed between the fascia / bargeboard and the building wall to create 20mm x 300mm gap, or a 20mm x 300mm hole created into the soffit box, should provide sufficiently large bat access points into the bat loft.



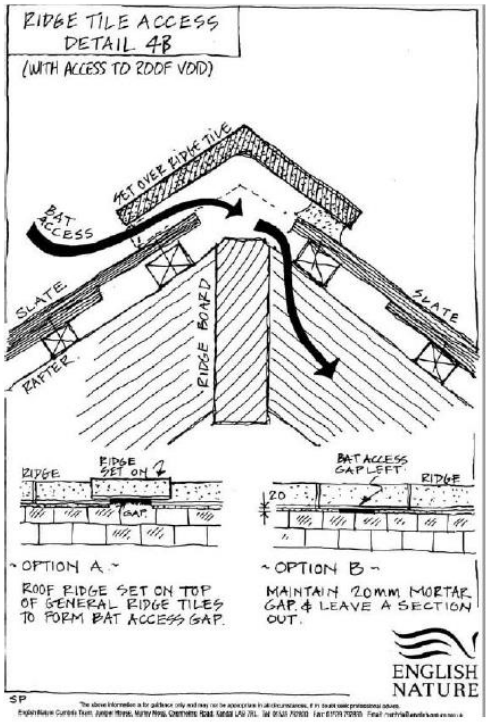
Ridge Tile Access

a) There are several different ways that bat access under ridge tiles can be created (see diagram to right). These include:

b) A mortar gap beneath the ridge tiles, measuring 20mm x 100mm.

c) Raising a ridge tile by setting it on to two ridge tiles either site, to create a gap 20mm x 100mm.

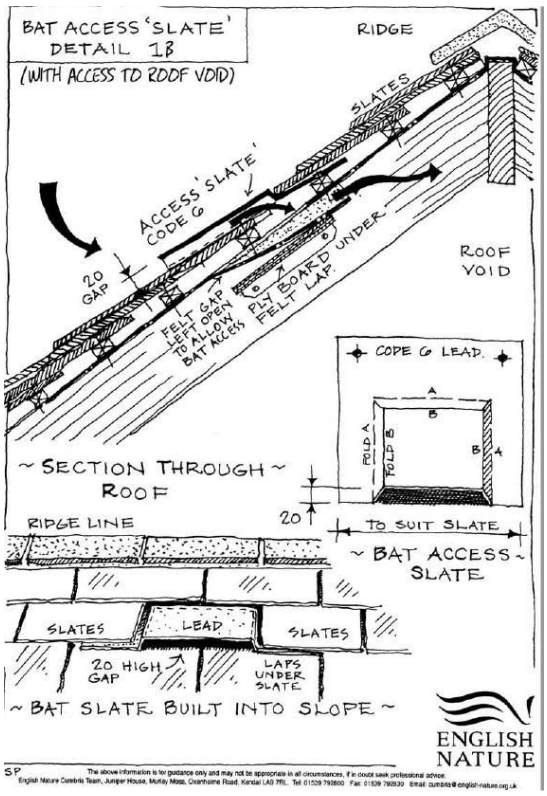
d) Cutting a gap from the bottom edge of a ridge tile, to create a gap 20mm x 100mm.



Access slate

a) Bat Access slates are designed to provide access to roof space for protected bat species, whilst blending into the slate roof. The capped vent allows access to roof felt (for roosting pipistrelles) or roof space (for brown long-eared bats).

b) Bat access slates can either be purchased as a specialist product, or fabricated on site, by folding a piece of lead to create an assess point measuring 20mm x 100mm.


BAT ACCESS 'SLATE'
DETAIL 1B
(WITH ACCESS TO ROOF VOID)
RIDGE
SLATES
ACCESS 'SLATE'
CODE G
20
GAP
FELT GAP
LEFT OPEN
TO ALLOW
BAT ACCESS
PLY BOARD UNDER
FELT LAP
ROOF
VOID
~ SECTION THROUGH ~
ROOF
CODE G LEAD
A
B
B
4
FOLD A
FOLD B
20
TO SUIT SLATE
~ BAT ACCESS ~
SLATE
RIDGE LINE
SLATES
LEAD
SLATES
20 HIGH
GAP
LAPS
UNDER
SLATE
~ BAT SLATE BUILT INTO SLOPE ~
ENGLISH
NATURE
SP
The above information is for guidance only and may not be appropriate in all circumstances, if in doubt seek professional advice.
English Nature Cumbria Team, Juniper House, Murley Moss, Oxenholme Road, Kendal LA9 7RL. Tel 01539 792800 Fax 01539 792839 Email cumbria@english-nature.org.uk

Appendix 3 – Bat Method Statement

Demolition of buildings with known bat roosts present, causes an offence to be committed by the way of disturbance or damage to bats or their roosts. Therefore, works to the building on site which was assessed to potentially support bat roosts should be undertaken under a Natural England Mitigation Licence. In addition, the following PWMs are to be undertaken under the supervision of a licenced bat ecologist to reduce the risk of killing or injuring any bats.

Pre-commencement works are as follows:

- Before demolition works can start, a minimum of one general purpose bat box will be fixed to a retained tree, building or installed on a pole within the site. Boxes must be positioned on a south west or south east-facing aspect, at a minimum of 4m from the ground, and must remain in situ for a minimum of 5 years.
- The registered ecologist will undertake a daylight inspection to assess the status of the site for bats prior to works commencing on site. The registered ecologist will check for fresh droppings and accurately assess the levels of bat activity.
- The registered ecologist will attend site on the day of the scheduled demolition works to undertake a search for bats prior to the works commencing. Any bats found will be relocated into the roost provisions, already installed on site. The initial stages of the works will occur under the supervision of the project ecologist.
- All contractors working on the site will be briefed with a Toolbox Talk by the registered ecologist, on the legal protection afforded to bats and their roosts, and on how to proceed if a bat is discovered during the course of the work.
- If bats are encountered during works, the registered ecologist will capture them, whilst wearing thin gloves. Any bats found that do not need to be taken into care will then be placed in one of the two bat boxes, which will act as receptor sites during demolition works.
- Once the selected features have been removed under supervision, works can proceed in the absence of the licenced ecologist, at their discretion. If a bat is discovered at any unsupervised time, work must cease immediately, and a licenced bat handler must be called for advice. This advice will include leaving the bat to disperse of its own accord or wait for the registered ecologist to move the bat. Builders and contractors are explicitly forbidden from handling bats except in the case of finding a trapped or injured bat. In which case the bat may be moved into a safe and secure place (e.g. a box) and the registered ecologist must be contacted immediately.